

**5010 53rd Avenue
Bashaw, Alberta**

MLS # A2273768



\$185,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	976 sq.ft.	Age:	1920 (106 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R.2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Negotiable

WELCOME TO BASHAW! An adorable character home in one of the best spots in town, just a block from the school and one door off of Main. This lovely little home just got a massive facelift with all new windows, insulation and siding so efficiency is high and bills are low. New paint modernized the interior and the kitchen got new lighting to match. A bright living room with nice vistas of the neighbourhood and a bedroom for somebody who doesn't want to do any stairs. Main floor laundry at the back entrance, a four piece bathroom with walk-in shower and new vanity complete the ground level. Upstairs is another bedroom and a family room/flex space. Out back the yard has been newly fenced and a really cute covered patio was added to make the most of the outdoors no matter the weather. Bashaw is a tremendous small town that offers all the amenities, has a great health centre with a rotating cast of Doctors, and two great golf courses plus the mighty Buffalo Lake - largest Alberta Lake south of Edmonton. Camrose, Stettler, Lacombe, Ponoka & Wetaskiwin all roughly 30-45 minutes away but mostly just for a change of scenery because Bashaw has everything a person needs. A great home in a great town - this is Alberta, Amen!